

Grantee: Tucson, AZ

Grant: B-08-MN-04-0507

July 1, 2010 thru September 30, 2010 Performance Report



Grant Number:

B-08-MN-04-0507

Obligation Date:**Award Date:****Grantee Name:**

Tucson, AZ

Contract End Date:

03/25/2013

Review by HUD:

Reviewed and Approved

Grant Amount:

\$7,286,911.00

Grant Status:

Active

QPR Contact:

Michael Czechowski

Estimated PI/RL Funds:

\$1,073,969.15

Total Budget:

\$8,360,880.15

Disasters:

Declaration Number

No Disasters Found

Narratives

Areas of Greatest Need:

Funds have been targeted in census tracts that have been designated as those with high foreclosure rates.

Distribution and and Uses of Funds:

The City of Tucson will spend 27.7% of the grant fund meeting the 25% set aside requirement, assisting families earning less than 50% of area median income in the designated target areas.

\$720,000 of the administration funds have been fully obligated.

The balance of the grant has been to purchase foreclosed homes to be sold under a Land Trust model to individuals/families who earn between 50 and 65% of area median income.

Definitions and Descriptions:**Low Income Targeting:**

The City of Tucson will purchase 16 homes to be used as permanent rentals to families earning less than 50% of area median income.

Acquisition and Relocation:**Public Comment:****Overall****This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$7,355,546.72

Total Budget

\$0.00

\$7,355,546.72

Total Obligated

\$609,274.00

\$7,286,911.00

Total Funds Drawdown

\$393,459.57

\$6,435,210.72

Program Funds Drawdown

\$393,459.57

\$6,435,210.72



Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$359,277.67	\$6,794,572.86
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,093,036.65	\$0.00
Limit on Admin/Planning	\$728,691.10	\$202,435.55
Limit on State Admin	\$0.00	\$202,435.55

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,821,727.75	\$2,042,363.51

Overall Progress Narrative:

The beneficiary information is not included in this report. DRGR Help desk was unable to identify the problem on why error messages were generated when trying to save the data. The DRGR Help desk was going to forward this problem to HUD HQ for assistance.

The City of Tucson has purchased a total of 53 homes and have completed the rehabilitation on all but one. A total of 15 single families homes and 1 duplex were purchased for the 25% set aside, and all 17 units are occupied by families earning less than 50% of the area median income. 37 homes have been purchase for the acquisition, rehabilitation, resale program. 36 of these hames have been rehabilitated, with the last home scheduled to be finished in October/November. For the Resale Program, all buyers must earn between 50 and 65% of the area median income.

In the Resale Program, 22 homes have been rented with the option to purchase, with 3 homes pending. All buyers are required to attend 8 hours of pre-purchase HUD certified Housing Counseling and debt counseling through Old Pueblo Community Foundations or TMM Family Services. These leases are a one year lease with an option for an additional 6 months. All buyers must purchase their homes within the 18 month window.

The 501C3 for the Pima County Community Land Trust has been approved along with all the other required legal documents. A Contract with the City of Tucson and the Land Trust is underway for the Land Trust to be the recipient of the NSP 1 homes, to be conveyed at the same time the buyer are ready to purchase.

Project Summary

Project #, Project Title

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition General	\$349,130.62	\$6,566,911.00	\$6,232,775.17
0002, NSP Rehabilitation Rental	\$0.00	\$0.00	\$0.00
0004, NSP Rehabilitation Resale	\$0.00	\$0.00	\$0.00
0005, NSP Disposition	\$0.00	\$0.00	\$0.00
0006, NSP Administration	\$44,328.95	\$720,000.00	\$202,435.55



Activities

Grantee Activity Number: 9123

Activity Title: NSP Administration

Activity Category:

Administration

Project Number:

0006

Projected Start Date:

03/23/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Planned

Project Title:

NSP Administration

Projected End Date:

04/15/2010

Completed Activity Actual End Date:

Responsible Organization:

City of Tucson

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2010

N/A

To Date

\$925,685.63

Total Budget

\$0.00

\$925,685.63

Total Obligated

\$520,000.00

\$720,000.00

Total Funds Drawdown

\$44,328.95

\$202,435.55

Program Funds Drawdown

\$44,328.95

\$202,435.55

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$61,072.99

\$263,508.54

City of Tucson

\$61,072.99

\$263,508.54

Match Contributed

\$0.00

\$0.00

Activity Description:

Administration of NSP for Tucson, Arizona

Location Description:

Tucson, Arizona.

Activity Progress Narrative:

Covers General Administration costs for the operation for the NSP Program. This quarter expenditures are \$61,072.99.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	9535
Activity Title:	Acq/Rehab

Activity Category:

Disposition

Project Number:

0001

Projected Start Date:

03/23/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition General

Projected End Date:

04/15/2010

Completed Activity Actual End Date:
Responsible Organization:

City of Tucson

Overall
Total Projected Budget from All Sources
Total Budget
Total Obligated
Total Funds Drawdown
Program Funds Drawdown
Program Income Drawdown
Program Income Received
Total Funds Expended

City of Tucson

Match Contributed
Jul 1 thru Sep 30, 2010

N/A

\$0.00

\$170,730.00

\$107,551.36

\$107,551.36

\$0.00

\$0.00

\$111,217.93

\$111,217.93

\$0.00

To Date

\$2,556,577.58

\$2,556,577.58

\$2,000,730.00

\$1,926,967.16

\$1,926,967.16

\$0.00

\$0.00

\$2,038,309.73

\$2,038,309.73

\$0.00

Activity Description:

Acquisition and rehabilitation of 17 foreclosed properties under the NSP for use as permanent rentals for client households that earn under 50% AMI.

These properties will be managed by the City of Tucson EI Portal program. While still owned by the City of Tucson, an outside agency manages the homes. All new leases of these 17 homes will be to households below 50% AMI.

Location Description:

Tucson, Arizona

Activity Progress Narrative:

This quarterly expenditures are \$111,217.93.

The City of Tucson has spent all of the 25% set aside, and has purchased a total of 17 units, 15 single family residences, and 1 duplex. All seventeen units are rented to families whose income is less than 50% of AMI

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	19/17

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	17	17/17
# of Multifamily Units	0	0/0
# of Singlefamily Units	17	17/17

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/17	0/0	0/17	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/17	0/0	0/17	0
# Renter Households	0	0	0	0/17	0/0	0/17	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	9537
Activity Title:	Acq/Rehab

Activity Category:

Disposition

Project Number:

0001

Projected Start Date:

03/23/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition General

Projected End Date:

04/15/2010

Completed Activity Actual End Date:
Responsible Organization:

City of Tucson

Overall
Total Projected Budget from All Sources
Jul 1 thru Sep 30, 2010

N/A

To Date

\$5,861,504.06

Total Budget

\$0.00

\$5,861,504.06

Total Obligated

(\$81,456.00)

\$4,566,181.00

Total Funds Drawdown

\$241,579.26

\$4,305,808.01

Program Funds Drawdown

\$241,579.26

\$4,305,808.01

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$186,986.75

\$4,492,754.59

City of Tucson

\$186,986.75

\$4,492,754.59

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition, rehabilitation and disposition of 37 foreclosed homes for resale to client households earning under 65% AMI through the Pima County Community Land Trust. The Land Trust will have a Inad lease on these homes for 99 years, automatically renewable for an additional 99 years, that will maintain long-term affordability. The owners may not convey the home without Pima County Community Land Trust involvement and may only receive 25% of equity, if any, in addition to full return of their investment, if proceeds from a future sale allow.

Location Description:

Tucson Arizona

Activity Progress Narrative:

This quarters expenditures are \$186,986.75.

In August the City purchased the last home for the acquisition/resale program. This home is currently undergoing rehab, and should be completed by November 2010. 36 homes have been turned over to the property manager, who has rented 22 of these homes under the rent to own program.

During this quarter, two HUD certified Housing Counseling Agency's were procured and contracted with the City to conduct Pre-Purchase and debt counseling on all buyers.

All required legal documents for the establishment of the Pima County Community Land Trust is complete, so as the homes are being sold to the Buyers, the properties will now be conveyed to the Land Trust, who will then sale these homes. All Buyers earn between 50 and 65% of the AMI. It is estimated the first two of the sale of these homes should close escrow by mid December.

During this quarter the rehabilitation of five homes were completed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	21/37

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/37
# of Singlefamily Units	0	0/37

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/37	0/0	0/37	0
# Owner Households	0	0	0	0/37	0/0	0/37	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	